NSPIRE

NSPIRE Standards

Virtual Resident Workshop

October 8, 2020

Troubleshooting Pod

Below the PowerPoint slides you will see the TROUBLESHOOTING POD.

The Troubleshooting pod can help with:

- Internet bandwidth issues
- Audio issues (speakers and microphones)
- Viewing issues

Technical Support Chat Pod

Below the PowerPoint slides you will see the Technical Support CHAT POD.

This is where you can:

- Request technical support

Chat Pod

Below the PowerPoint slides you will see the CHAT POD.

This is where you can:

- Post questions for presenters
- Make comments and suggestions

Weblinks Pod

To the right of the PowerPoint slides you will see the Weblinks pod.

To view the weblinks:

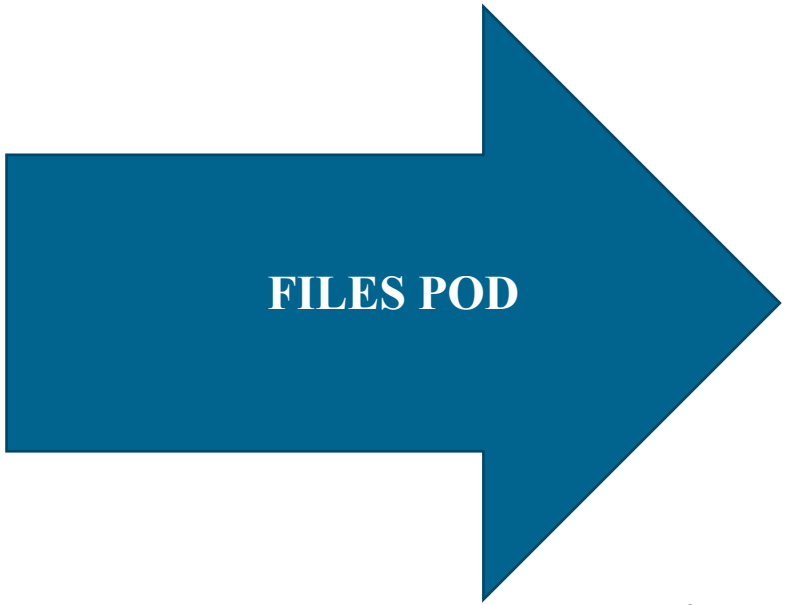
- Click the title and then click “Browse to” at the bottom

Files Pod

Below the Weblinks slides you will see the Files pod.

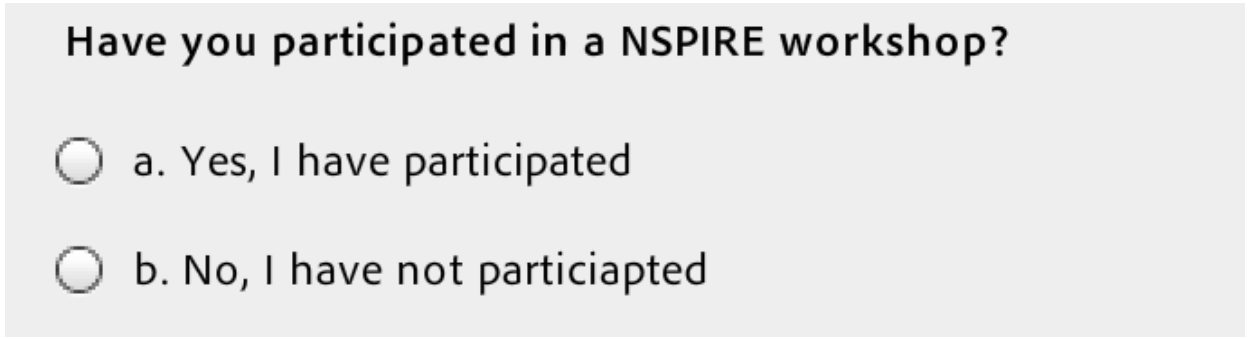
To download a file:

- Click the title and then click “Download File(s)” at the bottom



Polling Questions

- We will conduct multiple polling questions.
- Polling questions appear on top of the PowerPoint slides.
- Please answer by selecting within the polling question pod.



TIP: Unless otherwise directed, you do not need to 'enter' your answer. Selecting an answer automatically submits it when the poll is closed.

Agenda

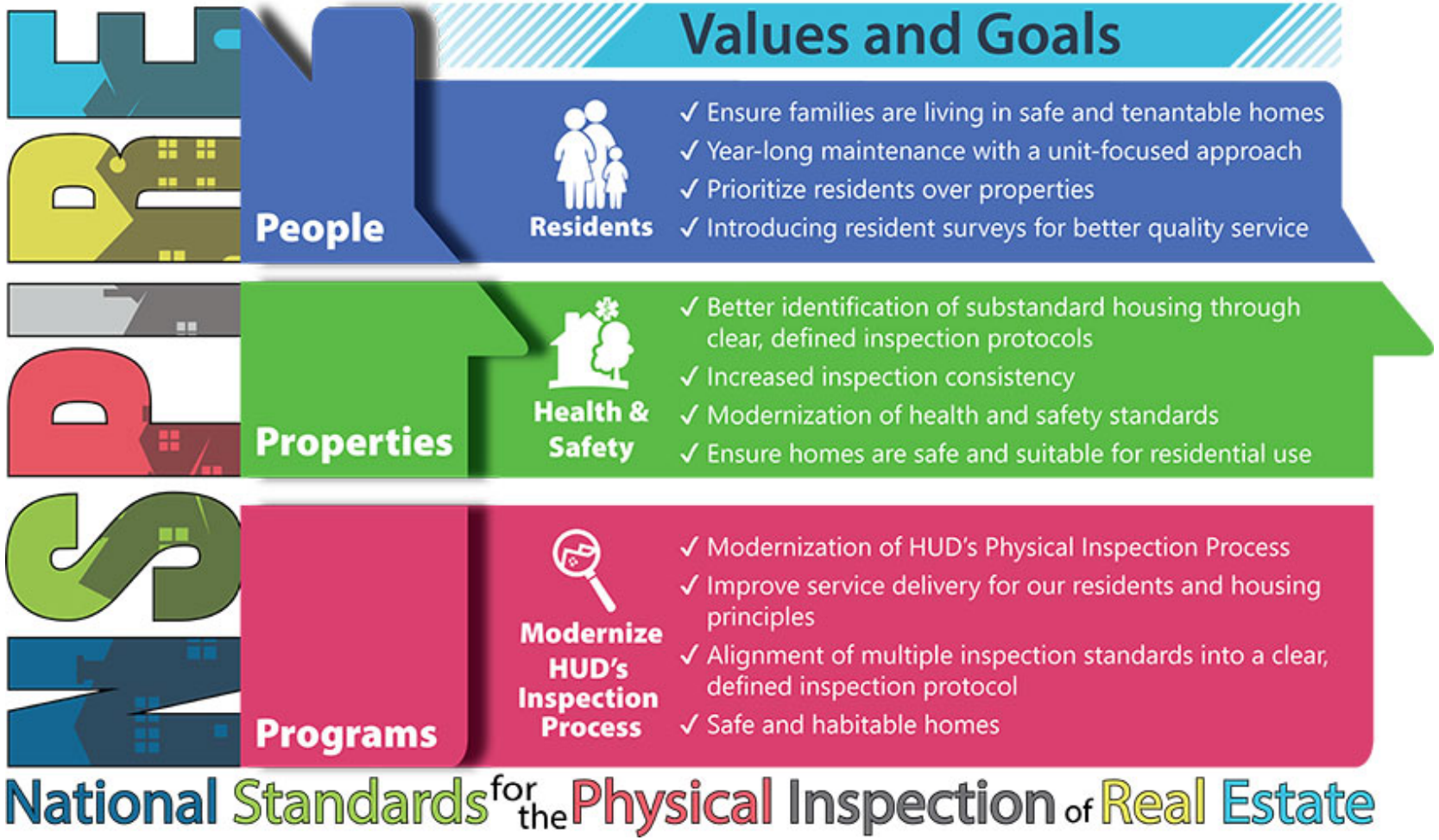
- Agenda
- Opening Remarks
- Round 1 Polling Questions
- Introduction
- Breakout Session Guidance
- Breakout Session
- Round 2 Polling Questions
- Session Wrap-Up
- Closing Remarks
- Round 3 Polling Questions

Opening Remarks

- Welcome and Statement of Purpose
- Objectives
  - Gather feedback on critical issues.
  - Engage with diverse stakeholders and key industry groups.
  - Learn from technical experts.

POLLING QUESTIONS

Introduction – Values and Goals



Introduction - CTQs

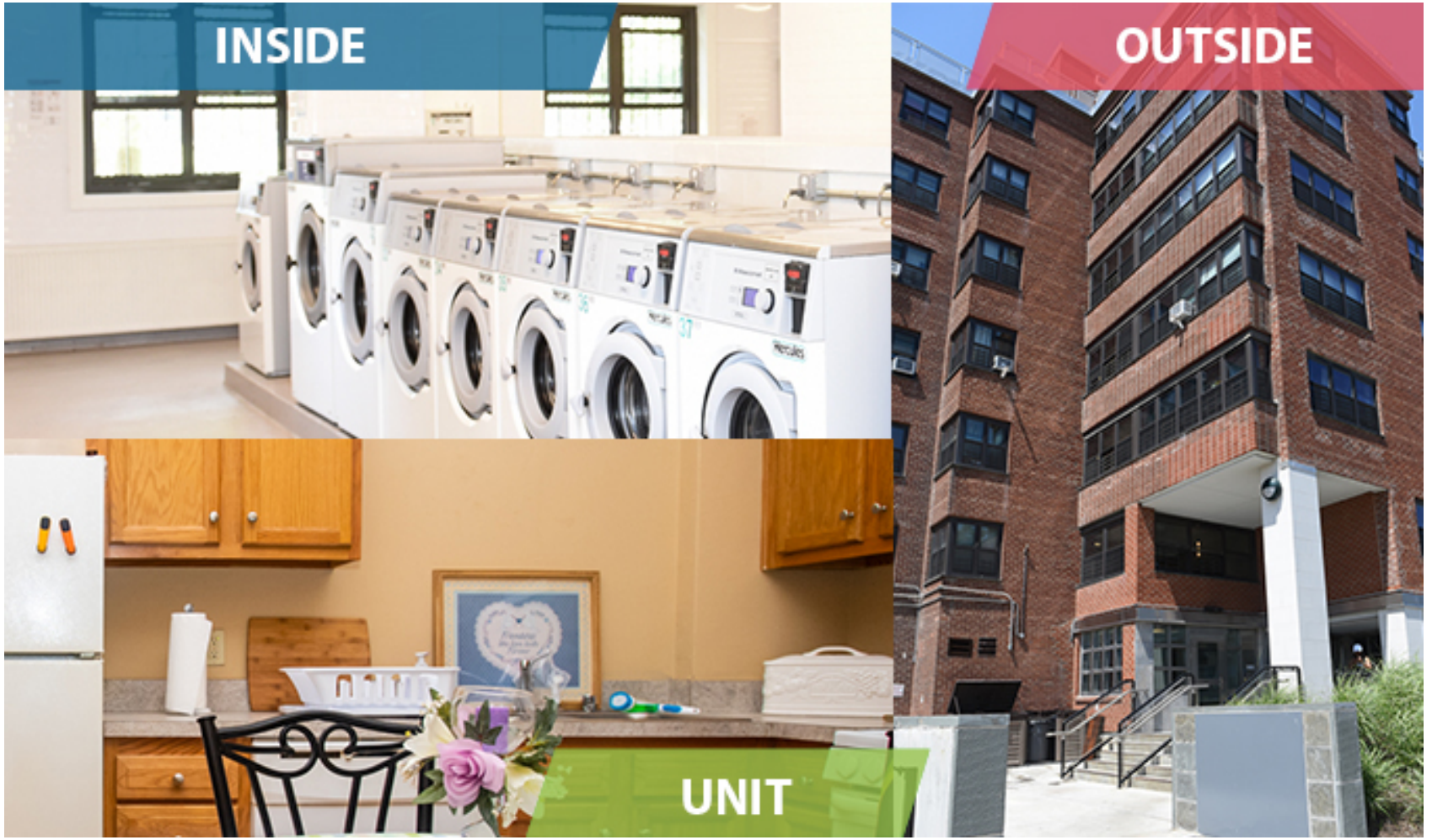
- Critical to Quality (CTQ)
  - Reflects a property's condition using three deficiency categories.
- Rationales
  - Clearly expressed and well-supported statement of why the deficiency is critical to quality.

- The 3 types of CTQ deficiencies:
  - health and safety
  - function and operability, and
  - condition and appearance
- Deficiency Example
  - Blocked exit on building 4 stories or more.
- Rationale Example
  - Health and Safety: Prevents or delays residents from reaching an exit access in case of an emergency

Introduction – Inspectable Areas

Inspection Locations

- Three inspectable areas
- Cite deficiencies where you are standing.
- Impact on health and safety may change applicable standards.



Introduction – NSPIRE Standards Example: Bathtub and Shower

- **Definition:** A fixture often found in bathrooms that dispenses clean water used for bathing and self-care as well as contains a method for draining used water.
- **Deficiency:** Bathtub or shower fails to drain
- **Criteria:** Water is not draining at all
- **Health Rationale:** If bathtub or shower is not draining, then this limits the resident's ability to clean themselves which may increase their risk of illness or infectious disease.

Introduction – NSPIRE Health & Safety Determinations

- **Criteria:** Water is not draining at all
- **Standard Health & Safety Determination:** This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

- **Criteria:** Smoke alarm does not produce audio or visual alarm when tested
- **Severe Health & Safety Determination:** This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

Introduction - Decision-Making Process

Breakout Session Guidance

- To join the conversation:
  - Select the “Raise Hand” button at the top left of your screen.
  - When the facilitator calls on you, unmute your microphone to speak.
  - When finished speaking, please mute your microphone.
- Be respectful and refrain from interrupting.
- Keep microphone muted when not speaking.

Breakout Session

NSPIRE

Breakout Session Room #1

NSPIRE: Mold Standard

October 8, 2020

Mold Standard

Please take five minutes to review the Mold Standard with a focus on deficiency 1: Presence of mold or mildew is observed visually or through smell. Deficiency 1 covers Inside the Unit and Inside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
- **Definition** – Defines the standard.
- **Health and Safety Determination** – Lists the applicable determination for the deficiency and briefly describes the determination category.
  - **Severe Life-Threatening** – Health & safety deficiencies that could lead to death or serious injury.
  - **Severe Non-Life-Threatening** – Health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
  - **Standard** – Health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **Inside the Unit** - The residential dwelling place.
- **Inside the Building** – Common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – Parking areas, playgrounds, building exterior, site, etc.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.

Definition

Definition: Fungal growth that consists of organisms often linked to dampness and moisture and whose presence is known to cause respiratory issues.

Purpose: Air quality is impacted by the presence of mold or mildew.

Common Materials: Mildew; Fungus

Components: None

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?

Deficiency

Deficiency – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Presence of mold or mildew is observed visually or through smell.

Location: Unit & Inside

What other conditions might make this deficiency more or less of a problem?

Criteria

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Any mold detected visually or through smell.

How could we improve or clarify the criteria?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present Inside the Unit or Inside the Building (i.e., shared laundry room)?

Presence of mold or mildew is observed visually or through smell.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Presence of mold or mildew is observed visually or through smell.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1:

- Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding.
- Identify any musty, earthy, damp, or tangy odors.

Inspector Action for Deficiency 1:

- None

More Information for Deficiency 1:

- For the purpose of this inspection, do not include water stains and leaks.
- Mold grows well on paper products, cardboard, ceiling tiles, and wood products.
- Mold can also grow in dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.
- Mold can have a white, gray, yellowish, brown or black color.
- Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.

Inspection Process - Observation

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Observation for Deficiency 1:

- Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding.
- Identify any musty, earthy, damp, or tangy odors.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

Presence of mold or mildew is observed visually or through smell.

Health & Safety Determination & Rationale

Health and Safety Determination – Lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

Presence of mold or mildew is observed visually or through smell.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If mold is present, then resident's health may be impacted (e.g., air quality).

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?

Time of Repair

Time of Repair – Lists the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days
Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Presence of mold or mildew is observed visually or through smell.

Final Thoughts

- What else would you like to add about this standard?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?

NSPIRE

Questions and Feedback

NSPIRE@hud.gov or search for "HUD NSPIRE"

NSPIRE Information Center 1-800-883-1448

NSPIRE Standards Feedback:

https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards

On Twitter: @HUDREAC

NSPIRE

Breakout Session Room #1

NSPIRE: Infestation Standard

October 8, 2020

Infestation Standard

Please take five minutes to review the Infestation Standard with a focus on deficiency 1 & 3: Evidence of cockroaches; Evidence of mice. Deficiency 1 & 3 covers Inside the Unit and Inside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
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- **Definition** – Defines the standard.
- **Health and Safety Determination** – Lists the applicable determination for the deficiency and briefly describes the determination category.
  - **Severe Life-Threatening** – Health & safety deficiencies that could lead to death or serious injury.
  - **Severe Non-Life-Threatening** – Health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
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- **Inside the Unit** - The residential dwelling place.
- **Inside the Building** – Common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – Parking areas, playgrounds, building exterior, site, etc.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.

Definition

Definition: The presence of potentially disease carrying animals or insects.

Purpose: None.

Common Materials: None

Components: ***Insects:*** bees, wasps, termites, bedbugs, ants, spiders, cockroaches, fruit flies, flies, etc.

Mammals: rats, mice, nutria, possum, racoons, armadillos, bats, birds, squirrels, gophers, etc.

Reptiles: snakes, iguanas, etc.

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?

Deficiency

Deficiency – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Evidence of cockroaches.

Location: Unit & Inside

Deficiency 3: Evidence of mice.

Location: Unit & Inside

What other conditions might make this deficiency more or less of a problem?

Criteria

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Evidence of cockroaches is found.

Deficiency 3 Criteria: Evidence of mice is found.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present Inside the Unit or Inside the Building (i.e., shared laundry area)?

Evidence of cockroaches.
Evidence of mice.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Evidence of cockroaches.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1: Look in warm and dark areas of the property for evidence of cockroaches, such as dead or live roaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5 - 9mm long)

Inspector Action for Deficiency 1: Using an inspection mirror and flashlight, carefully examine each of the following:

- kitchen sink,
- kitchen cabinets,
- voids between and under appliances and cabinets,
- ceiling-wall junction,
- bathroom,
- tops of doors,
- circuit breaker panel,
- around outlets,
- switches,
- mechanical rooms, and
- water heaters.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Evidence of mice.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 3: Look in kitchen, trash area, behind and under refrigerators and stoves, and under sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice- small and smooth with pointed ends), chewed holes, urine trails, and smell.

Inspector Action for Deficiency 3:

- If there is a sticky pad or trap with a mouse on it, record deficiency.
- If there is an empty sticky pad or mouse trap without a mouse on it, do not record.

Inspection Process - Observation

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Evidence of cockroaches.
Evidence of mice.

Inspector Observation for Deficiency 1: Look in warm and dark areas of the property for evidence of cockroaches, such as dead or live roaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5 - 9mm long).

Inspector Observation for Deficiency 3: Look in kitchen, trash area, behind and under refrigerators and stoves, and under sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice- small and smooth with pointed ends), chewed holes, urine trails, and smell.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

Inspection Process - Action

When an inspector is at the property, they will be conducting the following actions to inspect for the standard.

Inspector Action for Deficiency 1: Using an inspection mirror and flashlight, carefully examine each of the following:

- kitchen sink,
- kitchen cabinets,
- voids between and under appliances and cabinets,
- ceiling-wall junction,
- bathroom,
- tops of doors,
- circuit breaker panel,
- around outlets,
- switches,
- mechanical rooms, and
- water heaters.

What tools should be used in the inspection process?

How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?

What other actions would you recommend that an inspector take to inspect for these deficiencies?

Evidence of cockroaches.

Inspection Process - Action

When an inspector is at the property, they will be conducting the following actions to inspect for the standard.

Evidence of mice.

Inspector Action for Deficiency 3:

- If there is a sticky pad or trap with a mouse on it, record deficiency.
- If there is an empty sticky pad or mouse trap without a mouse on it, do not record.

What tools should be used in the inspection process?

How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?

What other actions would you recommend that an inspector take to inspect for these deficiencies?

Health & Safety Determination & Rationale

Health and Safety Determination – Lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

Evidence of cockroaches.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If there is evidence of cockroaches, then resident may be exposed to disease-causing pathogens and that may increase the risk of respiratory issues, including asthma.

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?

Health & Safety Determination & Rationale

Health and Safety Determination – Lists the applicable determination for the deficiency and briefly describes the determination category.

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Evidence of mice.

Health & Safety Determination 3: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If there is evidence of mice, then resident may be exposed to numerous infectious diseases.

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?

Time of Repair

Time of Repair – Lists the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days
Deficiency 1 HCV Correction Timeframe: 30 days

Deficiency 3 Correction Timeframe: 30 days
Deficiency 3 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Evidence of cockroaches.
Evidence of mice.

Final Thoughts

- What else would you like to add about this deficiency or the other Infestation standard deficiencies?
- What else would you like to add about this standard?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?

NSPIRE

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NSPIRE

Breakout Session Room #2

NSPIRE: Infestation Standard

October 8, 2020

Infestation Standard

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Common Terms:

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- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.

Definition

Definition: The presence of potentially disease carrying animals or insects.

Purpose: None.

Common Materials: None

Components: ***Insects:*** bees, wasps, termites, bedbugs, ants, spiders, cockroaches, fruit flies, flies, etc.

Mammals: rats, mice, nutria, possum, racoons, armadillos, bats, birds, squirrels, gophers, etc.

Reptiles: snakes, iguanas, etc.

How could the definition and purpose be more clearly or more objectively written?

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What common materials or components are missing?

Deficiency

Deficiency – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Evidence of cockroaches.

Location: Unit & Inside

Deficiency 3: Evidence of mice.

Location: Unit & Inside

What other conditions might make this deficiency more or less of a problem?

Criteria

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Evidence of cockroaches is found.

Deficiency 3 Criteria: Evidence of mice is found.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present Inside the Unit or Inside the Building (i.e., shared laundry area)?

Evidence of cockroaches.
Evidence of mice.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Evidence of cockroaches.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

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Inspector Action for Deficiency 1: Using an inspection mirror and flashlight, carefully examine each of the following:

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- bathroom,
- tops of doors,
- circuit breaker panel,
- around outlets,
- switches,
- mechanical rooms, and
- water heaters.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 3: Look in kitchen, trash area, behind and under refrigerators and stoves, and under sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice- small and smooth with pointed ends), chewed holes, urine trails, and smell.

Inspector Action for Deficiency 3:

- If there is a sticky pad or trap with a mouse on it, record deficiency.
- If there is an empty sticky pad or mouse trap without a mouse on it, do not record.

Evidence of mice.

Inspection Process - Observation

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

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What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

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Evidence of cockroaches.
Evidence of mice.

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- around outlets,
- switches,
- mechanical rooms, and
- water heaters.

What tools should be used in the inspection process?

How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?

What other actions would you recommend that an inspector take to inspect for these deficiencies?

Evidence of cockroaches.

Inspection Process - Action

When an inspector is at the property, they will be conducting the following actions to inspect for the standard.

Evidence of mice.

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Rationale: If there is evidence of cockroaches, then resident may be exposed to disease-causing pathogens and that may increase the risk of respiratory issues, including asthma.

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?

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Time of Repair – Lists the time frame for a repair.

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Deficiency 3 Correction Timeframe: 30 days
Deficiency 3 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Evidence of cockroaches.
Evidence of mice.

Final Thoughts

- What else would you like to add about this deficiency or the other Infestation standard deficiencies?
- What else would you like to add about this standard?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?

NSPIRE

Questions and Feedback

NSPIRE@hud.gov or search for "HUD NSPIRE"

NSPIRE Information Center 1-800-883-1448

NSPIRE Standards Feedback:

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Breakout Session Room #2

NSPIRE: Mold Standard

October 8, 2020

Mold Standard

Please take five minutes to review the Mold Standard with a focus on deficiency 1: Presence of mold or mildew is observed visually or through smell. Deficiency 1 covers Inside the Unit and Inside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
- **Definition** – Defines the standard.
- **Health and Safety Determination** – Lists the applicable determination for the deficiency and briefly describes the determination category.
  - **Severe Life-Threatening** – Health & safety deficiencies that could lead to death or serious injury.
  - **Severe Non-Life-Threatening** – Health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
  - **Standard** – Health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **Inside the Unit** - The residential dwelling place.
- **Inside the Building** – Common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – Parking areas, playgrounds, building exterior, site, etc.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.

Definition

Definition: Fungal growth that consists of organisms often linked to dampness and moisture and whose presence is known to cause respiratory issues.

Purpose: Air quality is impacted by the presence of mold or mildew.

Common Materials: Mildew; Fungus

Components: None

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?

Deficiency

Deficiency – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Presence of mold or mildew is observed visually or through smell.

Location: Unit & Inside

What other conditions might make this deficiency more or less of a problem?

Criteria

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Any mold detected visually or through smell.

How could we improve or clarify the criteria?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present Inside the Unit or Inside the Building (i.e., shared laundry room)?

Presence of mold or mildew is observed visually or through smell.

Inspection Process

Inspection Process – Describes the process for inspecting the deficiency. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Presence of mold or mildew is observed visually or through smell.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1:

- Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding.
- Identify any musty, earthy, damp, or tangy odors.

Inspector Action for Deficiency 1:

- None

More Information for Deficiency 1:

- For the purpose of this inspection, do not include water stains and leaks.
- Mold grows well on paper products, cardboard, ceiling tiles, and wood products.
- Mold can also grow in dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.
- Mold can have a white, gray, yellowish, brown or black color.
- Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.

Inspection Process - Observation

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Observation for Deficiency 1:

- Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding.
- Identify any musty, earthy, damp, or tangy odors.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

Presence of mold or mildew is observed visually or through smell.

Health & Safety Determination & Rationale

Health and Safety Determination – Lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

Presence of mold or mildew is observed visually or through smell.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If mold is present, then resident's health may be impacted (e.g., air quality).

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?

Time of Repair

Time of Repair – Lists the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days
Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Presence of mold or mildew is observed visually or through smell.

Final Thoughts

- What else would you like to add about this standard?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?
- What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?

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Session Wrap-Up

- Breakout Room 1: Mold Standard
  - Deficiency 1 – Presence of mold or mildew is observed visually or through smell.
- Breakout Room 2: Infestation Standard
  - Deficiency 1 – Evidence of cockroaches.
  - Deficiency 3 – Evidence of mice.

POLLING QUESTIONS

Closing Remarks

POLLING QUESTIONS

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